

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major Subdivision action
☐ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

Supplemental form

S Z

ZONING & PLANNING

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☒ Zone Map Amendment (Establish or Change Zoning)
☒ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)
☐ Street Name Change (Local & Collector)
☐ APPEAL / PROTEST of...
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates PHONE: 928-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers

APPLICANT: The Haskell Company PHONE: (904) 357-4222
 ADDRESS: PO Box 44100 FAX: (904) 705-6185
 CITY: Jacksonville STATE FL ZIP 32231 E-MAIL: john.brendel@the

Proprietary interest in site: Contract Purchaser List all owners: Vientecillo, LLC haskell co. com

DESCRIPTION OF REQUEST: Zone Map Amendment, Sector Plan Amendment and Site Development Plan for Subdivision Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. B-9E-1-A and B-9F-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Seven Bar Ranch TBKA: Cibola Loop Subdivision
 Existing Zoning: SU-1/R-2 Uses Proposed zoning: SU-1/Senior Housing w/Limited Medical
 Zone Atlas page(s): A-13 UPC Code: 101306629114040305 Facilities and
101306633817540310 SU-1/C-1 Perm.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003570

06EPC 01321/01322, DRB-97-459/2-97-127, AA-96-24, SD-78-3-1

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No

No. of existing lots: 2 No. of proposed lots: 3 Total area of site (acres): 26.4

LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW

Between: East Cibola Loop NW and West Cibola Loop NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐ or Pre-application Review Team ☒ Date of review: 03-18-08

SIGNATURE John MacKenzie DATE 04-02-08

(Print) John MacKenzie

Applicant: ☐ Agent ☒

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

- ☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☒ Site is within 1000ft of a landfill
☒ F.H.D.P. density bonus
☒ F.H.D.P. fee rebate

Application case numbers

08EPC 40036
 08EPC 40037
 08EPC 40038

Action

SPS
 ZMA
 ASDP
 ADV
 CME

Form revised 4/07

S.F.

Fees

\$385.00
\$955.00
\$0
\$75.00
\$50.00
 Total
\$1465.00

Hearing date 05/15/08

Sandi Handley 04/03/08
Planner signature / date

Project # 1003570

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Haskell Company DATE OF REQUEST: 3/31/08 ZONE ATLAS PAGE(S): A-13

CURRENT:

ZONING SU-1/R-2

PARCEL SIZE (AC/SQ. FT.) 26.3

LEGAL DESCRIPTION: B9E1-A

LOT OR TRACT # B9F-1 BLOCK #

SUBDIVISION NAME Seven Bar Ranch

REQUESTED CITY ACTION(S):

ANNEXATION []

SECTOR PLAN AM [X]

SITE DEVELOPMENT PLAN:

COMP. PLAN []

ZONE CHANGE [X]

A) SUBDIVISION [X] BUILDING PERMIT []

AMENDMENT []

CONDITIONAL USE []

B) BUILD'G PURPOSES [] ACCESS PERMIT []

C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: ¹

NO CONSTRUCTION/DEVELOPMENT [X]

OF UNITS: 800

NEW CONSTRUCTION []

BUILDING SIZE: 14,000 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT []

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE John Mackenzie DATE 4-2-08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [X] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]
Notes: CIBOLA LOOP DEVELOPMENT TIS (6/07)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Zed
TRAFFIC ENGINEER

4-2-08
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X] Previously studied (Oct. 2006)

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

John Mackenzie
APPLICANT

4-2-08
DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS
-SUBMITTED 1/1/07
-FINALIZED 6/18/07

Tony Zed
TRAFFIC ENGINEER

4-2-08
DATE

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from APRIL 30, 2008 To MAY 15, 2008

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Elizabeth M. S. for Mark Hoodwin 4-3-08
(Applicant or Agent) (Date)

I issued 3 signs for this application, 04/03/08 Sandy Handberg
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003570

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**☐ ANNEXATION (EPC08)**

- ☐ Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - ☐ Petition for Annexation Form and necessary attachments
 - ☐ Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ☐ Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - ☐ Letter of authorization from the property owner if application is submitted by an agent
 - ☐ BCC Notice of Decision for City Submittals
 - ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☐ Sign Posting Agreement
 - ☐ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

- ☐ **SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- ☐ **SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- ☐ **SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- ☐ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - ☐ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - ☐ Zone Atlas map with the entire plan area clearly outlined
 - ☐ Letter briefly describing, explaining, and justifying the request
 - ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
 - ☐ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
 - ☐ Fee for EPC final approval only (see schedule)
 - ☐ List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.**☒ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- ☒ Zone Atlas map with the entire property clearly outlined
 - ☒ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.**☒ AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)****☐ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- ☒ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ☒ Plan to be amended with materials to be changed noted and marked
 - ☒ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ☒ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
 - ☒ Letter of authorization from the property owner if application is submitted by an agent (Map change only)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
 - ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ☒ Sign Posting Agreement
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.**☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- ☐ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - ☐ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - ☐ Letter briefly describing, explaining, and justifying the request
 - ☐ Fee (see schedule)
 - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

John MacKenzie Applicant name (print)
John MacKenzie 04.02.08
 Applicant signature / date



Form revised APRIL 07

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
 08EPC - 40037
 08EPC - 40038
 - -

Sandy Handley 04/03/08
 Planner signature / date
 Project # 1003570

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION** (EPC16) **Maximum Size: 24" x 36"**

☐ **IP MASTER DEVELOPMENT PLAN** (EPC11)

- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☒ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ☒ Zone Atlas map with the entire property(ies) clearly outlined
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☒ Sign Posting Agreement
 - ☒ TIS/AQIA Traffic Impact Study form with required signature
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** (EPC15) **Maximum Size: 24" x 36"**

☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY** (EPC17)

- ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
- ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **30 copies**
- ☐ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ☐ TIS/AQIA Traffic Impact Study form with required signature
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- ☐ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- ☐ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)
- ☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ☐ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- ☐ Registered Engineer's stamp on the Site Development Plans
- ☐ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** (EPC01) **Maximum Size: 24" x 36"**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION** (EPC02)

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
- ☐ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
- ☐ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☐ TIS/AQIA Traffic Impact Study form with required signature
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

John MacKenzie
Applicant name (print)
John MacKenzie 4.2.08
Applicant signature / date



Form revised October 2007

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

08EPC - 40036

Sandy Handley 04/03/08
Planner signature / date
Project # 1003570

Area of Plan
Map to be amended

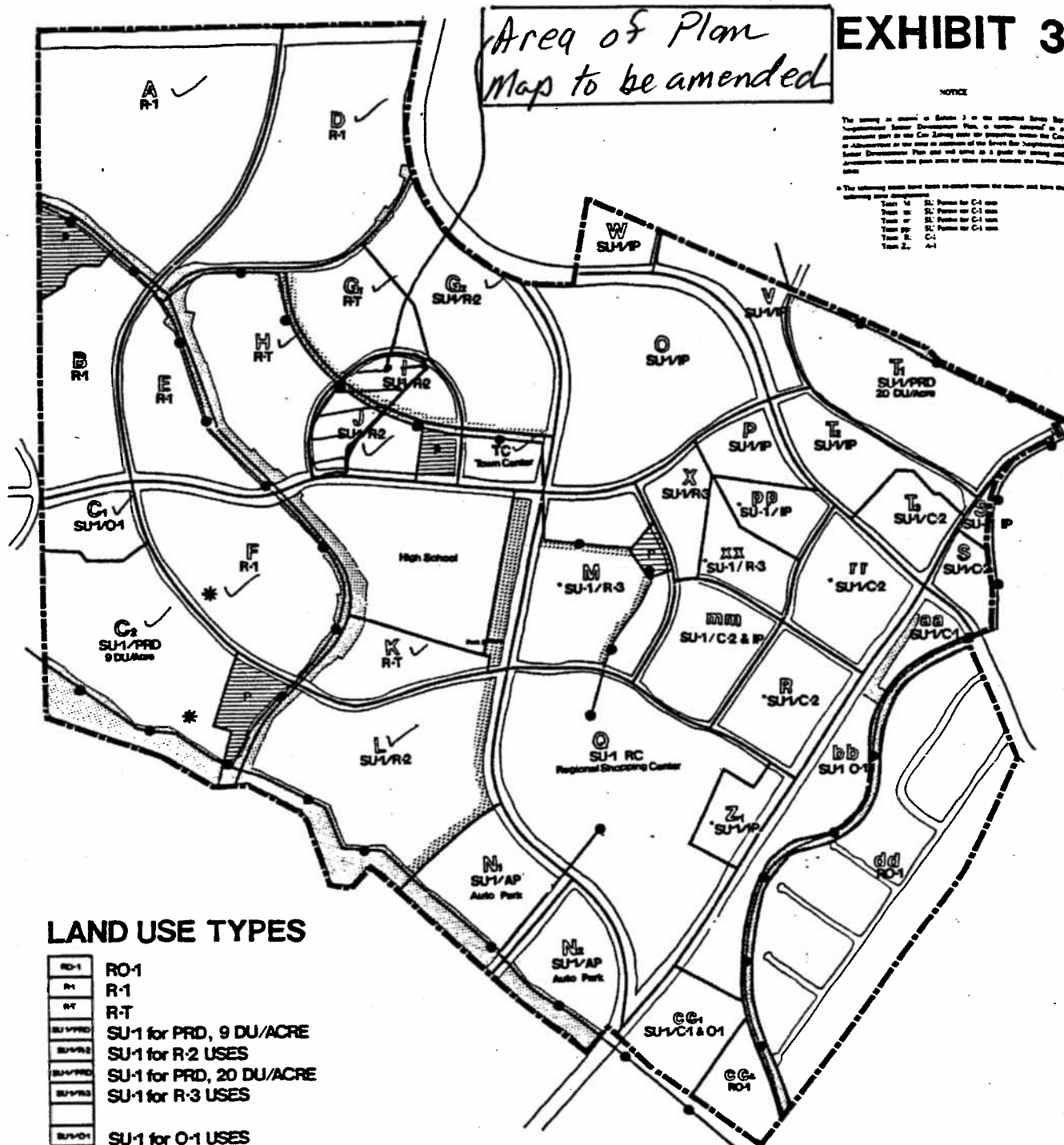
EXHIBIT 3

NOTICE

The zoning as shown in Exhibit 3 is the proposed zoning for the "Seventeen-Bar Ranch Development Plan," a zoning map of a portion of the City of Albuquerque, New Mexico, as proposed by the City of Albuquerque. This map and zoning is a guide for zoning and planning purposes and does not constitute a guarantee of any kind.

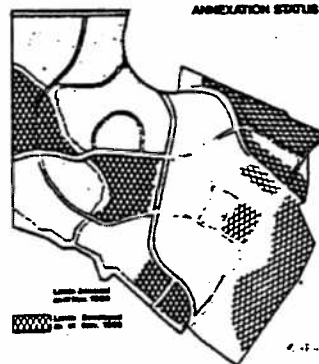
The following zoning code is used in the map and has the following meanings:

Zone M: SU-1 for C-1 uses
Zone N: SU-1 for C-1 uses
Zone O: SU-1 for C-1 uses
Zone P: SU-1 for C-1 uses
Zone Q: SU-1 for C-1 uses
Zone R: SU-1 for C-1 uses

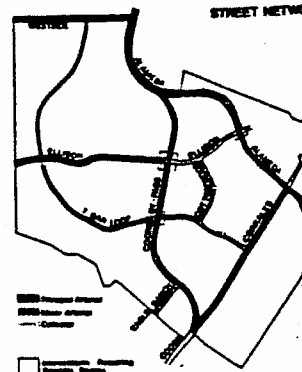


LAND USE TYPES

RO-1	RO-1
R-1	R-1
R-T	R-T
SU-1/PRD	SU-1 for PRD, 9 DU/ACRE
SU-1/R2	SU-1 for R-2 USES
SU-1/PRD	SU-1 for PRD, 20 DU/ACRE
SU-1/R3	SU-1 for R-3 USES
SU-1/O1	SU-1 for O-1 USES
SU-1/C2	SU-1 for O-1 & C-1 USES
SU-1/P	SU-1 for IP USES
SU-1/AP	SU-1 for AUTO PARK
TC	SU-1 for TOWN CENTER
SU-1/C2 & P	SU-1 for C-2 & IP [C-2 not to exceed 8 acres]
SU-1/C2	SU-1 for C-1 USES
SU-1/C2	SU-1 for C-2 USES
SU-1/C2	SU-1 for REGIONAL SHOPPING CENTER
PARK	PARK
DRAINAGE RIGHT-OF-WAY	DRAINAGE RIGHT-OF-WAY
OPEN SPACE	OPEN SPACE
SCHOOL	SCHOOL
POTENTIAL SITE	POTENTIAL SITE
BIKEWAY	BIKEWAY



AERIAL PHOTO

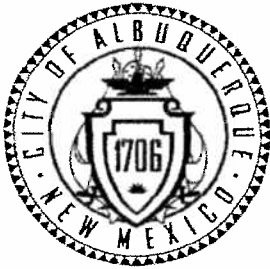


STREET NETWORK

LAND USE

SEVEN-BAR RANCH SECTOR DEVELOPMENT PLAN

1990 Revision



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

March 31, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Goodwin and Associates

Applicant:

Legal Description: Tracts A – E, Placitas Ranch (Seven Bar North)

Acreage: 28.87 acres

Zone Atlas Page: A-13

CERTIFICATE OF NO EFFECT: Yes X No

SUPPORTING DOCUMENTATION:

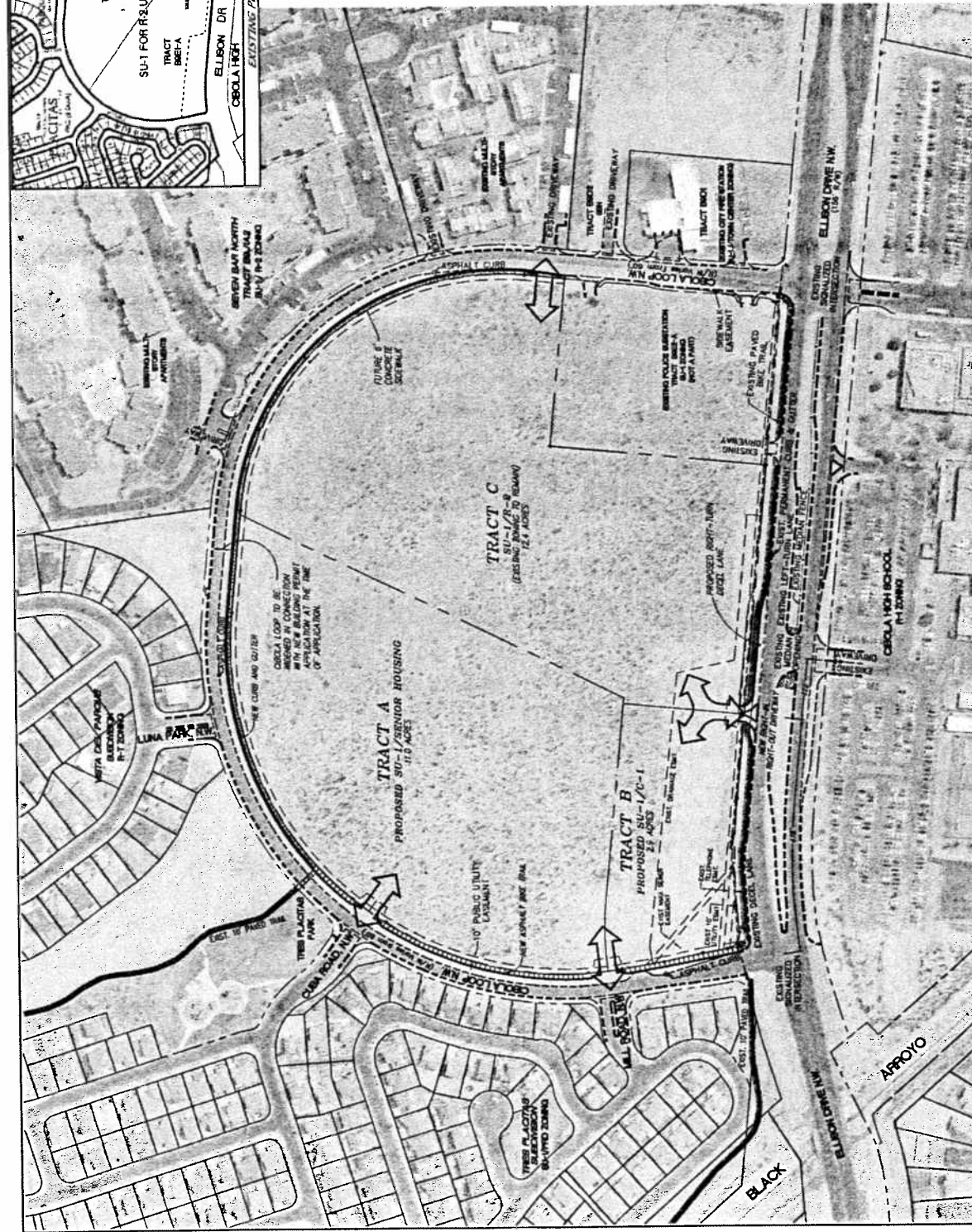
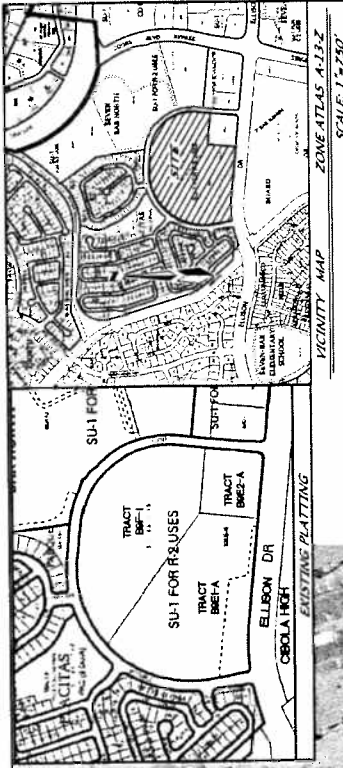
**Cultural Resource Survey of 28.87 Acres for a Proposed Retirement Facility, Bernalillo County, New Mexico by Douglas H.M. Boggess P.I. (Lone Mountain Archaeological Services, Inc. March 31, 2008)
NMCRIS #109639**

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)— no significant sites in project area***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



THE SITE:

The site is approximately 20.0 Acres and is presently zoned SU-1 for R-2 Uses. The site is bounded by Elston Drive to the north, Cibola Loop to the east, and Tract A to the west.

PROPOSED USE CHANGES:

Tract A is to be changed to SU-1 for Senior Housing with Limited Medical Facilities. Tract B is to be changed to SU-1 for Senior Housing with Limited Medical Facilities. Tract C is to be changed to SU-1 for Senior Housing with Limited Medical Facilities. Tract D is to be changed to SU-1 for Senior Housing with Limited Medical Facilities.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

Vehicular Access: Private access will be from Elston Drive via Cibola Loop through the site on internal private driveways and drive aisles. Including the new right of way on Elston Drive, the proposed access will be as follows: 1. From Elston Drive to Tract A via Cibola Loop. 2. From Elston Drive to Tract B via Cibola Loop. 3. From Elston Drive to Tract C via Cibola Loop. 4. From Elston Drive to Tract D via Cibola Loop.

INTERNAL CIRCULATION REQUIREMENTS:

The primary perimeter access points are 20 feet in width. Internal circulation will be provided by a network of internal private driveways and drive aisles. The internal circulation will be as follows: 1. From Elston Drive to Tract A via Cibola Loop. 2. From Elston Drive to Tract B via Cibola Loop. 3. From Elston Drive to Tract C via Cibola Loop. 4. From Elston Drive to Tract D via Cibola Loop.

BUILDING HEIGHTS AND SETBACKS:

For Tract A and C, maximum building height shall be 35 feet. For Tract B and D, maximum building height shall be 30 feet. Setbacks shall be as follows: 1. Front setback: 10 feet. 2. Side setback: 10 feet. 3. Rear setback: 10 feet.

LANDSCAPE PLAN:

Plants shall be selected to provide a high quality landscape. The landscape plan shall include: 1. Planting of trees and shrubs. 2. Planting of grass and ground cover. 3. Planting of flowers and other plants. 4. Planting of water features.

PROJECT NUMBER:

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APPLICATION NUMBER:

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CITY APPROVAL:

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DATE:

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UNLESS DEVELOPED:

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LEGEND

- EXIST. OVERHEAD UTIL. LINES
- EXIST. PERMANENT CURB
- EXIST. ASPHALT CURB
- PROPERTY LINE
- VEHICULAR DRIVEWAY
- NEW PAVED TRAIL
- NEW CURB AND GUTTER
- NEW SIDEWALK
- EXIST. EASEMENT LINE
- EXIST. PAVED TRAIL

PREPARED BY:

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 4410
ALBUQUERQUE, NEW MEXICO 87199
(505) 838-2200

PREPARED FOR:

THE MAXWELL COMPANY
P.O. BOX 4410
ALBUQUERQUE, NEW MEXICO 87199
(505) 838-2200

DATE:

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The signage standards were developed as reasonable criteria to regulate the site location, type, and quantity of sign elements within the Circle Loop Subdivision. A properly implemented signage program will serve four very important functions: to orient and inform employees and visitors, to provide circulation requirements and restrictions, to provide for public safety, and, to complement the desired character of the development.

B-A No off-premise signs are allowed.

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| A-2-B | Signs shall be limited to wall signs and free-standing monument signs. | |
| A-2-C | All entrances of a sign shall be maintained in a visually appealing manner. | |
| A-2-D | One wall sign shall be permitted per structure per business. | |
| A-2-E | One free-standing monument sign shall be permitted for each retail package of each product or joint sign permitted. Signs that are located 200 feet or more from the entrance of a business shall not be subject to the height or illuminated sign restrictions in Section 14-16-2 (1)(b). | |
| A-2-F | The height of a business monument sign shall not exceed 8 feet and the sign face shall not exceed 12 square feet. | |
| A-2-G | Individual structures are allowed to have illuminated signs above the sign that do not exceed 5% of the area of the building to which it is applied. | |
| A-2-H | Free-standing signs shall be designed that do not require any external bracing, angle iron supports, pole wires or similar devices. | |
| A-2-I | The height of a wall sign shall not exceed the height of the wall in which it is attached. | |
| A-2-J | The illumination is allowed two Project Entry signs at the principal entrance on Clatskanie Drive and Elkhorn Drive. The height of the sign shall be 12 feet. Project Entry signs shall not exceed 12 feet. One of the sign faces shall not exceed 75 square feet. Project entry signs shall not exceed 1.5 square feet per business. The sign shall be in accordance with Section 14-16-2 (3), General Sign Regulations. | |
| A-2-K | No signage is allowed that would impede traffic, reduce traffic safety, or has lighting or flashing signs including signage used for promotional events). | |
| A-2-L | Signs that are provided, supported by a non-stable surface, self-supporting without being firmly attached to the ground, supported by other objects, mounted on vehicles or movable vehicles, or easily movable in any manner are not permitted. | |
| A-2-M | Signs located on roofs, trees, or other natural features are not permitted. | |
| A-2-N | Vehicular signs, vehicles used as sign mediums, roof-mounted signs, and flame-temperature signs are not permitted. | |
| A-2-O | All signage shall be designed to be consistent with and complement the materials, color, and architecture style of the building or site location. | |
| A-2-P | No signs shall overhang any two public right-of-way or extend above the building roof line. | |
| A-2-Q | No illuminated signs shall face any residential area. | |

2.6.4. *Site*
The creation of an active pedestrian environment in the CBD Loop Subdivision is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the subdivision linked together as well as the surrounding neighborhood. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

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| F-4-2 | Playing areas shall be designed to encourage the widest participation and to the widest possible involvement of the community. |
| F-4-3 | All playing facilities adjacent to the streets shall be screened with low walls and/or landscaping. Such screening shall have a maximum height of 3 feet. |
| F-4-4 | All pedestrian paths shall be designed to be accessible to the handicapped. (See Appendix B, ADA Accessibility Act criteria for barrier free design). |
| F-4-5 | Playground systems and pedestrian paths should provide direct connections from sidewalks to buildings. |
| F-4-6 | Playground systems and pedestrian paths should provide connections from sidewalks to buildings, but should not provide connections to vehicular circulation. All pedestrian ways and paths shall be at least 6 feet clear and shall be made three feet clear of obstacles with an interior minimum illumination of 30 foot candles and a minimum width of four feet. |
| F-4-7 | All streets will provide public space in compliance with Section 110-2-3.18 of the Zoning Code. |
| F-4-8 | For offices or retail buildings over 15,000 square feet or groups of buildings on the same lot or within the same block area or over 10,000 square feet, in addition to the sidewalk, a minimum of 500 square feet of outdoor space shall be provided for the use of the public. The outdoor space shall be landscaped with trees, shrubs, and groundcover, and shall be paved with a permeable material. |

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many variables of scale, proportion, material, and color. Stucco, stained stone, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

—B— Puerto Territorial, New Mexico traditional or contemporary building styles.

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| 7-0-2 | The minimum building height shall be at least 10 feet, which includes a single-story building. |
| 7-0-3 | Buildings and structures enclosed within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes. |
| 7-0-4 | Building design and construction shall be made to be consistent with a future vision of high quality architecture and urban environment that will encourage the structure and responding to the surrounding context. |
| 7-0-5 | Completed building exterior must be applied to exterior sides of buildings and structures. |
| 7-0-6 | Any necessary buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials. |
| 7-0-7 | Entries to structures should portray an immediately pleasing appearance while being architecturally and aesthetically integrated with the surrounding building composition. |
| 7-0-8 | Windows and doors are to be prominently displayed from the public view in the scale of the structure on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes. |
| 7-0-9 | The primary building colors should be neutral to light, and compatible with colors of near by surrounding buildings. Secondary elevation colors and materials can provide diversity and enhance architectural forms. The wider range of materials is restricted to solid light and very dark colors. |
| 7-0-10 | The exposure of interior interior exterior articulation of building facade is required along an elevation plane. The building facade should be composed of light and dark, providing relief from monotonous exposure of flat-colored facades. |
| 7-0-11 | Highly reflective material (other than windows), exposed, untreated plastic black walls, and materials with high maintenance requirements are undesirable and shall be avoided. |
| 7-0-12 | The roofline at the top of the structure shall incorporate details to prevent a continuous plane from occurring. |
| 7-0-13 | Colors and general material equipment shall be determined from the public view by materials of the same nature as the building's basic materials. |
| 7-0-14 | The top of all building equipment shall be below the top of parapet or screened from view from the public point of view. |
| 7-0-15 | Screen walls shall conceal all ground-mounted equipment with the top of equipment below the top of parapet. |
| 7-0-16 | Structural buildings and canopies shall be architecturally integrated and completed with the building and design with the main structure. |
| 7-0-17 | No landscaping and lawns or meadows shall be permitted, meadows shall be integrated into the building architecture. |
| 7-0-18 | No painted or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as accent building only). |
| 7-0-19 | Parapets and/or architectural walls shall be used to screen mechanical equipment and structures from the development to adjacent properties. |
| 7-0-20 | Parapet architecture must be modified to reflect appropriate regional architectural style. |
| 7-0-21 | Wall materials should be chosen that will withstand abuse by vandals, easily repaired, and be aesthetically integrated with machinery. |
| 7-0-22 | 7-0-22 17'W shall be architecturally integrated with building design. |

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Las Lunas Industrial Park:

- 8-B** When an above ground back flow prevention device is required, the listed enclosure should be constructed of materials compatible with the structural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- 8-C** Transformers, utility pads, and telephone boxes shall be appropriately screened with walls or vegetation when viewed from the public right of way.

VICINITY MAP
SCALE: 1" = 750'

LEGAL DESCRIPTION

TRACTS B-P-1 AND B-P-1-1 OF SEVEN BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT NUMBER FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO IN BOOK 2006, PAGE 28, ON FEBRUARY 14, 2006.

LEGEND

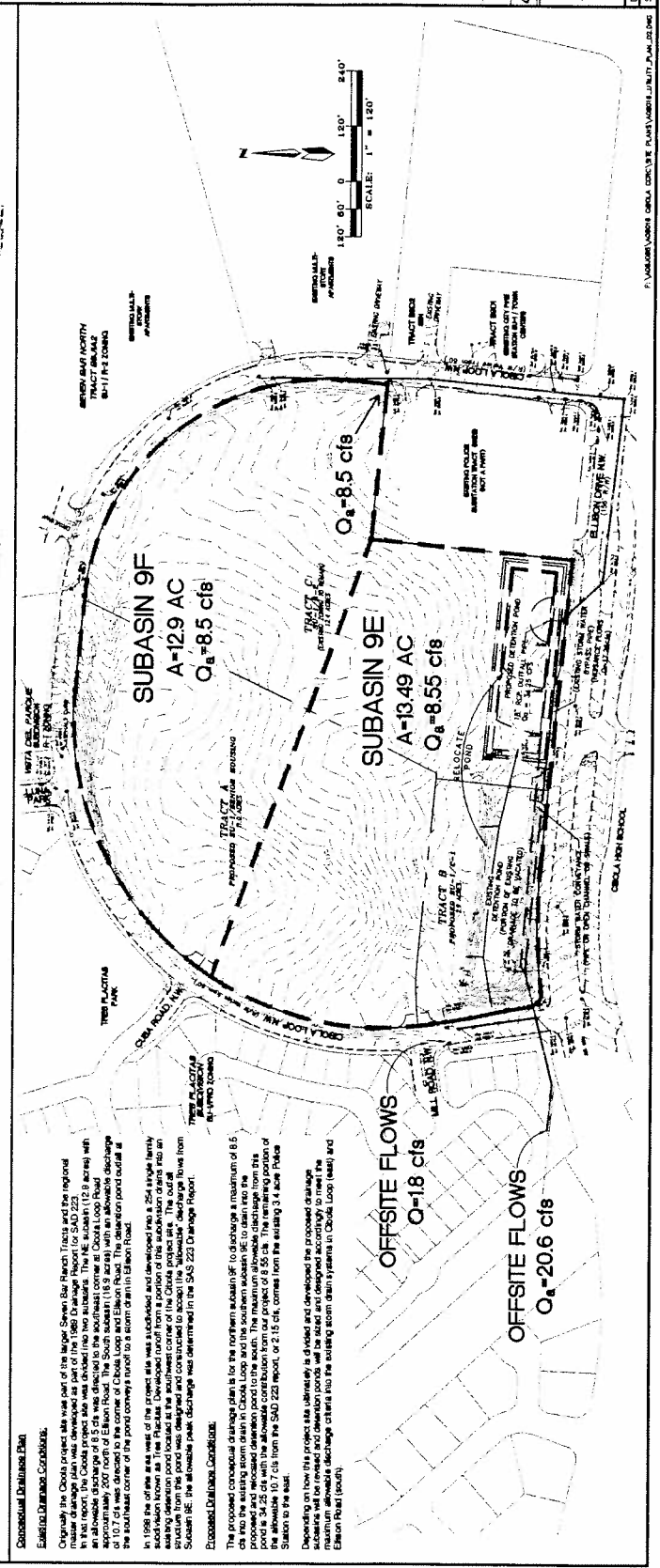
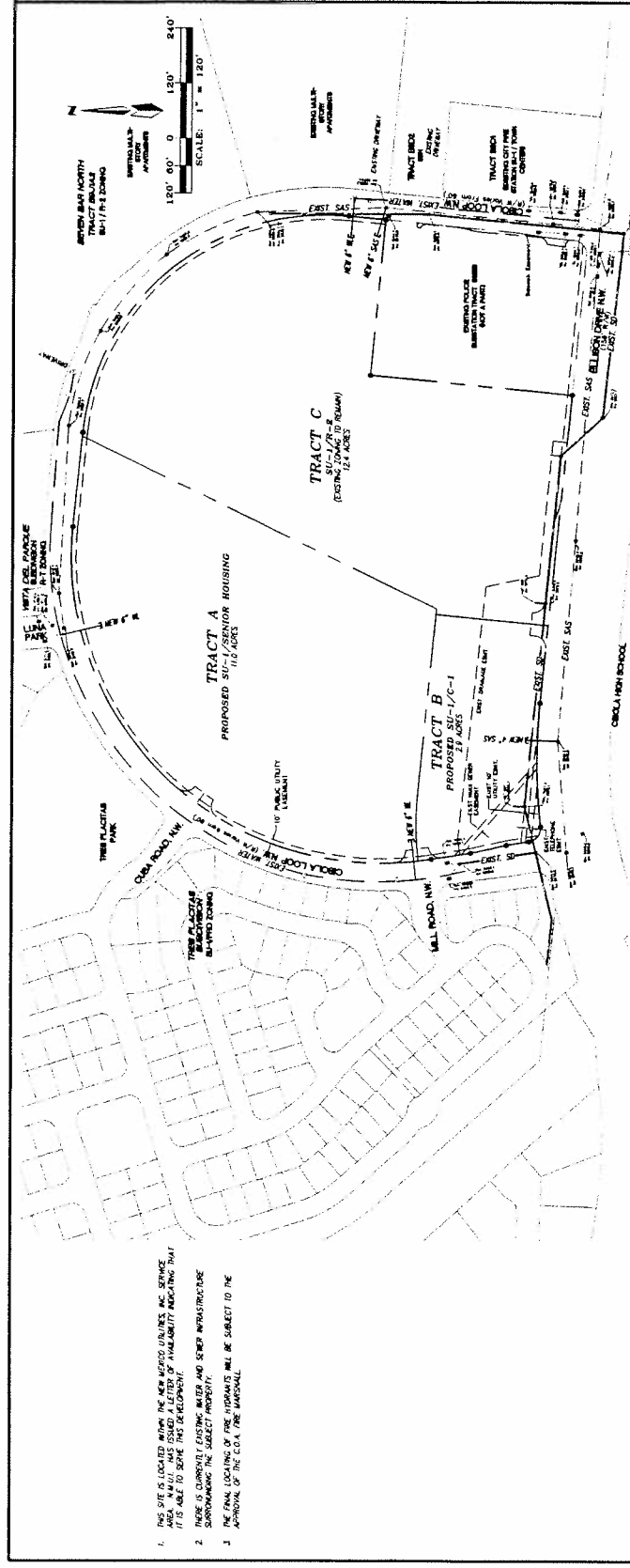
- DRAINAGE BASIN BOUNDARY
- NEW 24" SANITARY SEWER
- NEW 18" SANITARY SEWER
- NEW 12" SANITARY SEWER
- NEW 6" SANITARY SEWER
- EXISTING SEWER MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING OVERHEAD FENCE
- EXISTING 24" DRAIN
- EXISTING 18" DRAIN
- EXISTING 12" DRAIN
- EXISTING 6" DRAIN
- EXISTING WATER VALVE
- EXISTING UNDRAINING MANHOLE
- EXISTING SOIL
- 100% ALLOWABLE DISCHARGE

CIBOLA LOOP

CONCEPTUAL UTILITY & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87198
(505) 838-2200 FAX (505) 787-9539

DATE: 11-11-07
DRAWN: SPS
CHECKED: DMG
SCALE: 1" = 60'





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 2, 2008

Ms. Laurie Moyer, Chair
Environmental Planning Commission
600 Second St., NW, Suite 300
Albuquerque, NW 87102

RE: Tracts B-9E-1-A and B-9F-1, Seven Bar Ranch Subdivision, to be known as the Cibola Loop Subdivision

Dear Ms. Moyer:

On behalf of the Haskell Company, this letter introduces our request for approval of a site development plan for subdivision on approximately 26 acres of property located on the north side of Ellison Drive across from Cibola High School. The south side of the property fronts Ellison Drive, while the balance of the property is encircled on its remaining sides by Cibola Loop. Last fall the EPC approved a request for a police substation on the NE corner of Ellison Drive and East Cibola Loop, directly adjacent to the site. That facility is currently under construction.

The existing zoning for the entire property is SU-1 for R-2 Uses. For approximately the western one-half of the site (14 acres) we are also requesting an amendment to the city's Official Zone Map and an amendment to the Seven Bar Sector Development Plan. The objective of the change is to allow for Senior Housing with Limited Medical Facilities (assisted living and similar elderly care), along with a smaller adjoining area of SU-1 for C-1 permissive uses at the SW corner of the site. Being all zoned SU-1; the request is accompanied by site development plan for subdivision that will establish minimum design requirements for subsequent building construction that are to be followed by all end-users within the 26-acre site. The request covers two existing parcels of vacant land that are currently separated by a NW-SE trending property line across the site. The new site plan for subdivision proposes creation of a third parcel for the C-1 uses.

The requested zone change for the western half of the site is as follows:

Tract A (11 acres): SU-1 for Senior Housing with Limited Medical Facilities; and
Tract B (2.9 acres): SU-1 for C-1 Permissive Uses, including drive-up service window

Zoning on the eastern half of the site is to remain unchanged:

Tract C (12.5 acres): SU-1 for R-2 Uses

Existing Conditions around the Site

SOUTH -	Existing Cibola High School	Zoned R-1
WEST -	Existing Tres Placitas Subdivision	Zoned SU-1/PRD
NORTH -	Existing Vista del Parque Subdivision and Multi-story Apartments	Zoned R-T and SU-1/R-2
EAST -	Multi-story Apartments, City Fire and Police Stations	Zoned SU-1/Town Center

Site Background

In the early 1990's the subject property was acquired by the City of Albuquerque, Department of Family and Community Services, along with the police substation site, from the RTC. While owned by the city, the property was encumbered with a requirement that it to be developed into age-restricted housing, along with some stand-alone office-retail uses, in an effort to address school overcrowding on the west side of the city.

The property was eventually conveyed to the present owner, Vientecillo, LLC. The Haskell Company is the applicant for this request and they have a contract to purchase the proposed Tract A from Vientecillo, LLC. Vientecillo will retain ownership of Tracts B and C and continue to market the two remaining tracts to another end user or users.

There have been three previous applications submitted to the Planning Department for site plan and/or zone change requests since the Sever Bar Sector Development Plan changed the site's zoning to SU-1 for R-2 Uses, all of which were never followed through with or eventually withdrawn by the applicant.

Development Objective and Associated Use Changes

The primary objective for both the applicant and the owner is to establish an on-site continuous care retirement center (CCRC) that would cater to elderly individuals who start out living independently, but eventually progress into needing an assistance-oriented facility that can offer more acute care as their cognitive and physical abilities decline with age. Under the current SU-1/R-2 zoning, the necessary medical-related assistance to be provided would be considered a conditional use (referred to as a Community Residential Program in the zoning code). Also able to accommodate this use would be a nursing home, which is first permissive in the O-1 zone. The proposed SU-1 for Senior Housing with Limited Medical Facilities will restrict the uses to only those associated with the more intensive care that will inevitably be necessary for the residents of the CCRC. This site is also well-suited for a CCRC because of its close proximity to the nearby police, fire and hospital facilities. Police and fire stations are located on each corner of Ellison Drive and East Cibola Loop, while Lovelace's West Mesa Medical Center is located three-quarters of a mile west of the site on the northwest corner of Ellison and Golf Course Road. There are approximately 90 acres of existing apartments within three-quarters of a mile of this site, and converting this site's 23 acres to senior housing would help to diversify the local multi-family land-use pattern, and also reduce the impact on the local school system at the same time.

The secondary element of this planning approach is to provide an opportunity for future developers of Tract B to install ancillary services that can be readily obtained by these elderly residents, their visiting families, and other residents who are in close proximity to the CCRC. Tract C will most likely also be some sort of senior housing as well, although the developer of that property has not yet been identified. Without additional medical assistance services, senior housing is a permissive use in the R-2 zone.

The new C-1 zoning proposed on Tract B would accommodate neighborhood commercial uses such as a dry cleaners, bank, restaurant, coffee shop, veterinarian, or childcare center. This new zone could also accommodate a pharmacy or medical offices, which the elderly routinely need access to. It would also be a welcome addition to the surrounding neighborhoods, which presently include single-family houses and several multi-story apartments on the outside of Cibola Loop.

Applicant's Background

The Haskell Company is a nationally-recognized design/builder who specializes in not only design and construction, but also financing acquisition, marketing, program management and actual operation of senior living campuses, having completed over 150 senior living projects nationwide over the last 16 years. They promote "Plus" services that allow them to operate at the forefront of prospective projects, thus enabling them to generate and guide work toward their core functions of design and construction.

FINANCE ACQUISITION – They have a portfolio of banks, bond financiers and REIT's that are interested in providing financing for projects that they are involved in.

MARKETING – they have their own staff who will help prospective clients do market research, focus groups and actual sales of individual units to buyers. Typical "Buy In" senior living models require 70% pre-sales prior to permanent financing whether they are tax exempt bonds or retail financing.

OPERATIONAL ORGANIZATION – They have on-staff experts in the field of senior living campus operations, and they assist their clients in programming their facilities and choosing food service providers, linen providers, wellness professionals, janitorial staff, etc.

ACTUAL OPERATIONS – Haskell currently operates two facilities and is responsible for all daily activities on those campuses. All staff employed at these facilities receive compensation directly from Haskell. Haskell will routinely operate a facility for an owner until there is stabilized occupancy, or at the owner's request, Haskell will continue operations on a permanent basis with revolving 3 to 5 year contracts.

Applicable Plans and Policies

*The subject request is within the "Established Urban Area" of the **Albuquerque / Bernalillo County Comprehensive Plan**. Several of the Plan policies apply to this request. The goal of the Developing and Established Urban Area is to create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area, and which offer variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."*

- **Policy d** States that location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

*This request follows **Policy d** with inclusion of the design guidelines and SU-1 zoning designations, which require site development plans for building permit in connection with all new development on the site. The mandatory site plan reviews will ensure that future development is of good quality; respects existing neighborhood values, natural environmental conditions and carrying capacities; and minimizes adverse effects of lighting or noise on adjacent neighborhoods. The senior housing aspect of the request will offer the area more variety in housing choices that is otherwise absent.*

- **Policy e** States that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services, and where the integrity of existing neighborhoods can be ensured.

*This request carries out **Policy e** in that new development will occur on a vacant infill site adjacent to existing infrastructure, and it will serve to buffer the existing neighborhoods from traffic on Ellison Drive and more intense uses further the east. Design guidelines, for example, specify shielded light fixtures that prevent light from spilling off the sight into the adjacent neighborhoods.*

- **Policy h** States that higher density housing is most appropriate in designated urban centers: in areas with excellent access to the major street network; in areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available.

This request is in the immediately adjacent to the Cottonwood Mall Regional Center and to Ellison Drive, which flanks the site on two sides with signalize intersections along with a right-in, right-out driveway proposed midblock between the two signals. Supplemental driveways are restricted from locations around the northern periphery of the site, which would otherwise be adjacent to existing residential streets and driveways. Around the site is a diverse pattern of mixed-density pattern ranging from single family dwellings, to police and fire stations, to one of the largest high schools in the state.

- **Policy i** Employment and service uses shall be located to complement residential areas and shall be sited to minimized adverse effects of noise, lighting, pollution, and traffic on residential environments.

This request proposes higher density housing along with a small area of neighborhood commercial and office uses that would require public-hearing controlled site plan review permitting these policy issues to be addressed. Nearby area residents would have input on issues like driveway locations and lighting as the sites are permitted through the public hearing building permit review process, thereby addressing potentially adverse impacts.

- **Policy i** States that quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

This request for a change to senior housing with limited medical facilities establishes general design guidelines that will be followed-up by a site development plan for building permit created by a nationally-recognized designed-build team with substantial experience in the construction of senior housing throughout the country.

West Side Strategic Plan (WSSP)

The intent of the West Side Strategic Plan is to guide future growth and development on Albuquerque's West Side through a framework of goals and strategic policies. This zone map amendment is consistent with the West Side Strategic Plan's Goal 10, which states:

"The Plan should create a framework to build a community where citizens can, live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources of West Side residents."

The subject site is located in the 7 Bar Community of the 7 Bar Regional Employment Center (Cottonwood Mall) boundary of the WSSP. The regional center was intended to attract the largest commercial, employment, and highest density development of anywhere on the West Side, as demonstrated by its zoning of SU-1 for C-2, IP, and R-3 uses. Moving west of the mall area zoning becomes less intense, changing to SU-1 for R-2 uses and then R-LT and SU-1 for PRD (9 DUs per acre) just outside of Cibola Loop.

The proposed development furthers a number of policies in the WSSP as follows:

- **Policy 1.1** Communities shall develop with areas of higher density located within community and neighborhood centers surrounded with lower density development on the outside.
- **Policy 1.9** In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, neighborhood centers should be less automobile oriented, located on minor arterial and collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Neighborhood centers should also have small blocks, but with small clusters of shared parking as well as on-street parking.
- **Policy 1.16** Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks, and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

- **Policy 2.5** When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.
- **Policy 3.2** Multifamily development and non-residential development are appropriate in or near the Regional Center. These uses shall develop consistent with the clustered concepts described in this Plan, rather than as strip commercial.
- **Policy 3.4** Several clusters of neighborhoods will develop within the 7 Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses appropriate for such centers shall be encouraged.

This application contains senior housing located near a regional center that is within walking distance of the regional center. In addition, this application proposes to locate neighborhood retail and office uses on the corner of a principal arterial (Ellison) and an intersecting local street (Cibola Loop) as another choice to the regional center. At this location there is already a network of intersection trails and bicycle ways passing through the site, and with private mass transit likely to be established for the senior living facilities, the site's residents can be easily shuttled to nearby shopping centers and neighborhood religious facilities if they are unable to utilize the non-vehicular methods.

The design guidelines limit street lights to 20-foot maximum heights (16 feet near residential) and provide for convenient pedestrian connections, shade trees, and outdoor seating. Six-foot wide sidewalks will be provided along Ellison Drive and Cibola Loop. A ten-foot wide multi-purpose trail from Tres Placitas Park will be extended south along Cibola Loop to the existing trail on the north side of Ellison Drive. Currently, bus routes 155 and 158 serve the property, providing supplemental multi-modal access. A park and ride facility is planned just to the east at Ellison and Coors By-pass so as to provide access to Kirtland Air Force Base/Sandia National Labs and other significant destinations.

*This request is also specifically intended to address **Policy 2.5** regarding the local school capacity by attracting senior residents to the site instead of younger families with school-age students. Serious overcrowding at Cibola High School and 7 Bar Elementary School will not be affected as a result of the proposed zone change to senior housing and the neighborhood retail and office uses. New non-residential uses will also help to offset the well-known jobs-housing imbalance prevalent on the West Side of Albuquerque.*

7 Bar Sector Development Plan

The land use map shown in the Sector Plan recommends SU-1 for R-2 uses zoning on the subject site. The 7 Bar Sector Plan proposes:

1. Locating "major commercial, institutional and employment centers in immediate proximity to a wide diversity of housing densities and types. This should help minimize automobile travel, encourage a heterogeneous community appealing to a broad spectrum of desires, and hence, should lead to a relatively self-sufficient community within a community."
2. Providing "strategically placed parks, open spaces, and landscaped roadway "buffers" to create a unified visual image as well as a highly landscaped "streetscape" image.
3. Placing, aligning, and separating "vehicular circulation systems, biking/pedestrian trail systems, and open space/park systems to allow for encouragement of non-vehicular travel, while at the same time providing for adequate vehicular arteries which will efficiently carry anticipated traffic loads generated

within the Plan Area in accordance with guidelines set for the by the Long Range Major Street Plan of the Comprehensive Plan.

This request will lead to a more self-sufficient "community within a community" by locating commercial, institutional and employment uses near new and existing housing that ranges from apartments to single-family dwellings (as proposed by #1). The design guidelines further proposals in #2 by calling for landscape buffers between commercial and residential uses, shade trees along sidewalks, landscape strips between parking areas and streets, with unified and highly landscaped streetscape images. Suggested roadway modifications set forth in the traffic impact study (submitted separately) will ensure anticipated traffic loads are carried efficiently (as prescribed in #3), and as stated earlier, a ten-foot wide multipurpose trail from Tres Placitas Park will be extended south along Cibola Loop to the existing trail on the north side of Ellison Drive. The park site envisioned within the 7 Bar Sector Plan at the NW corner of East Cibola Loop and Ellison has been moved NW to be within the Tres Placitas Subdivision on West Cibola Loop at Cuba Road.

In addition, the Seven Bar Sector Plan called out a six-acre Town Center just east of the subject site across Cibola Loop. The new police substation currently being construction on the NW corner of East Cibola Loop and Ellison directly adjacent to the subject property has expanded the Town Center concept slightly to the west from its originally targeted location at the Coors By-pass/Elison intersection. A city fire station has been built on the NE corner of the same intersection. Furthermore, the 7Bar Sector Plan suggests that convenience commercial uses may develop in connection with this Town Center. The new SU-1 for C-1 uses proposed within Cibola Loop would further this aspect of the 7 Bar Plan, but since the East Cibola Loop intersection with Ellison Drive is already fully occupied by public civic-oriented uses, the logical alternative is to cluster the new C-1 uses on the nearest corner, which is the West Cibola Loop/Elison intersection.

Response to RESOLUTION 270-1980

This subject request is justified with respect to the above resolution as follows:

- A. A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the city.

The requests for site plan approval and simultaneous zone changes do not adversely affect the health, safety, morals, and general welfare of the residents of the City. The proposed change from medium density residential to senior housing and neighborhood commercial/office uses will relieve the pressure on the West side public schools to accommodate more children and it will help to restore a better balance between jobs and housing on the West side.

- B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change.

Establishing design guidelines and seeking to assign uses to the site in connection with the site development plan for subdivision will help to promote stability of the land use and provide an opportunity for the adjoining property owners to have input on what is eventually developed on the site. An approval of the request will also facilitate removal of a vacant parcel of land that has attracted trash dumpers and the accompanying complaints within the neighborhood.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City Master Plans.

The proposed zone change is in accordance with the goals of the Comprehensive Plan, the West Side Strategic Plan and the 7 Bar Sector Plan as cited previously. Development will occur on an infill site adjacent

to existing infrastructure. The required site development plan approval will ensure that high-quality development will take place on the site with public input. The neighborhood center would encourage a pedestrian-friendly environment since the retail and office uses would be closer to existing residential uses than what now exists around the outside of the site.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) there was an error when the existing zone map was created, or
 - (2) changed neighborhood or community conditions justify the change, or
 - (3) a different use category is more advantageous to the community, as articulated in Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

Change in the community conditions in the vicinity of this request are evident due the recently approved police substation directly east of this request, on the corner of East Cibola Loop and Ellison Drive. As explained previously, that change has furthered the concept of this intersection being a node of community service uses, along with the existing fire station and Cibola High School. As a result, the vision of a Town Center at this intersection in the 7 Bar Sector Plan is being fulfilled, although it has been shifted somewhat further to the west. Furthermore, the city's West Side has developed an imbalance between recently constructed housing and existing schools capacity, resulting in restrictions being placed upon the creation of more conventional single- and multi-family housing. Approving more neighborhood retail and office uses along with new senior housing, and removing a conventional multi-family housing use from the mix as this request is doing, will help to offset this imbalance and relieve pressure on the school system.

*Moreover, the new zoning would be **more advantageous to the community** because it would create a more local neighborhood activity center containing service and retail uses to be utilized within the immediate neighborhood by the new residents of this request and by the surrounding residents who are close to the site, versus the alternative of crossing Coors By-pass to reach the core of the 7 Bar Regional Center to the east. This request will also result in reduced vehicle trips and promote the use of alternative transportation modes by its residents.*

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, neighborhood or the community.

The proposed senior housing and C-1 permissive uses are not harmful to the adjacent property, the neighborhood, or the community.

- F. A proposed zone change that requires major and unprogrammed capital expenditures by the City may be;
- (1) denied due to lack of capital funds, or
 - (2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

Development of this property will not require unprogrammed capital expenditures by the City, nor will its development rely upon unprogrammed capital expenditures by the City.

- G. The cost of the land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Cost of land or other economic considerations pertaining to the subject property have not been the determining factors in this requested change.

- H. A site's location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

There are other, more compelling reasons to grant this requested zone change.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - (1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area plan, or
 - (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is unsuitable for uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

This request should not be considered "spot zoning" because it complies with city plans and policies adopted subsequent to R 270-1980 that encourage clusters of non-residential zoning on corners of neighbor areas in order for it to be more readily accessible by members of the immediate area, as an alternative to more lengthy travel to larger commercial centers. The existing residential zoning on the West Cibola Loop/Ellison corner may be considered unsuitable due to excess traffic, noise and pollution associated with a principal arterial intersection.

- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where: the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area plan, or the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is unsuitable for uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

This request should not be considered "strip zoning" because there is not a strip of land along a street being proposed for a change.

Conceptual Grading and Drainage for Site

Existing Drainage Conditions:

Originally, the Cibola Loop site was part of the larger 7 Bar Ranch Subdivision and the regional master drainage plan that was developed in connection with SAD 223. In that report, the Cibola Loop site was divided into two sub-basins. The NE sub-basin (9F), with an allowable discharge of 8.5 cfs, was directed to discharge east toward Cibola Loop approximately 200' north of Ellison Drive. The south sub-basin (9E), with an allowable discharge of 10.7 cfs, was directed to outfall at the East Cibola Loop/Ellison Drive intersection.

The detention pond outfall at the southeast corner of the pond conveys runoff to a storm drain in Ellison Road.

In 1998 the off-site area west of Cibola Loop was subdivided and developed into a 254 single-family lots, now known as Tres Placitas. Developed runoff from a portion of that subdivision drains into an existing detention pond located on the NE corner of Ellison and West Cibola Loop. The outfall structure from this pond was designed and constructed to accept the "allowable" discharge from Sub-basin 9E, which was determined in the regional master drainage plan for SAD 223.

Proposed Drainage Conditions:

The proposed conceptual drainage plan is for the northern sub-basin (9F) to discharge a maximum of 8.5 cfs into the existing storm drain in Cibola Loop and the southern sub-basin (9E) to drain into the proposed and relocated detention pond along Ellison to the south. The maximum allowable discharge from this pond is 34.25 cfs with the allowable contribution from Cibola Loop of 8.55 cfs. The remaining portion of the allowable 10.7 cfs from the SAD 223 master drainage plan, or 2.15 cfs, comes from the existing 3.4 acre Police Station to the east.

Depending on how Cibola Loop is ultimately developed, the proposed drainage sub-basins will be revised and new detention ponds resized to meet the maximum allowable discharge criteria for the existing storm drain systems in Cibola Loop (east) and Ellison Road (south).

Site's Traffic Impact and Proposed Impact Mitigation

The traffic impact this site will have on the local transportation network were derived from a previously studied and more intense development plan by the property owner less than two years ago. The traffic engineer has updated the mix of uses from this application and determined that the traffic now generated from this site will be substantially less than what was previously contemplated on this site. The resulting traffic mitigation measures are in the process of being reduced as a result.

Neighborhood Notification/Public Meeting

The Cibola Loop Neighborhood Association has been notified and discussion with its leadership has taken place. Another informal discussion and a facilitated meeting is slated to take place in order to inform the members of all the changes and site development parameters that are to be complied with by the applicant. The facilitator's report is in the packet.

Conclusion

Approval of this request will attract a nationally-recognized developer of senior housing and its related facilities to the City of Albuquerque, thereby helping to diversify the West Side's current housing stock (there is significantly more senior housing on the east side of Albuquerque) and create a small retail and office site for use by the local neighborhood. Approval of this request will lay the groundwork for the applicant's development team to begin site plan for building permit design on a state-of-the-art facility that will demonstrate quality and innovation in its design. Just as the West Side has experienced capacity issues with its growing young population base, approval of this request will prepare the West Side for the inevitable swing of its population curve to the elderly age range, just as it has been predicted for the entire Southwestern United States.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



John M. MacKenzie, PE
President

JMM/la

Attachment

Vientecillo LLC
5995 Alameda NE
Albuquerque, NM 87113

March 27, 2008

Laurie Moyer, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87102

Re: *Tracts B9E1 and B9F, Seven Bar Ranch Subdivision*

Dear Ms. Moyer:

Concerning the above referenced property, please be advised that through a contract with the Haskell Company (the applicant), I hereby designate the firm of Mark Goodwin and Associates to act as the property owner's agent in connection with Haskell's request for Site Development Plan, Zone Change and Sector Development Plan Amendment approvals on the referenced property, to include any subsequent platting action through DRB.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Malouff".

Michael Malouff
Managing Partner

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Accompanying Material

- ☒ A. Fee payment
- ☒ B. Complete application
- ☒ C. Written Summary of Request
- ☒ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- ☒ 1. Scale: at least 1" = 100'
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Scaled Vicinity Map
- ☒ 5. The Site (property lines)
- ☒ 6. Proposed Use(s)
- ☒ 7. Pedestrian Ingress and Egress (Access)
- ☒ 8. Vehicular Ingress and Egress (Access)
- ☒ 9. Any Internal Circulation Requirements
- ☒ 10. For each lot:
 - ☒ a. Maximum Building Height
 - ☒ b. Minimum Building Setback
 - ☒ c. Maximum Total Dwelling Units and / or
 - ☒ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY
recommended)

- X 1. Overall Design Theme and Land Use Concept
- X 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- NA 3. Street Design
- X 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- X 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- X 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- X 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- X 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- X 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 20, 2008

TO CONTACT NAME: Lisa Anglada
 COMPANY/AGENCY: Mark Goodwin & Associates
 ADDRESS/ZIP: P.O. Box 90606 87199
 PHONE/FAX #: 828-2200 797-9539

Thank you for your inquiry of March 20, 2008 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tracts B-9F-1 and B-9E-1A of Seven Bar Rd

zone map page(s) A13

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Cibola Loop N.A.

Neighborhood or Homeowner Association

Contacts: Scott Salvas 792-1295(h)

10756 Galaxia Park Dr. NW 87114

Jacque Abeyta

10519 Blanco Dr. NW 87114

792-4340(h)

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana R. Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 2, 2008

Mr. Scott Salvas
Cibola Loop N.A.
10756 Galaxia Park Dr. NW
Albuquerque, NM 87114

Ms. Jacque Abeyta
Cibola Loop N.A.
10519 Balance Drive NW
Albuquerque, NM 87114

RE: Tracts B-9E-1-A and B-9F-1, Seven Bar Ranch Subdivision, to be known as the Cibola Loop Subdivision

Dear Mr. Salvas and Ms. Abeyta:

On behalf of the Haskell Company, this letter introduces our request for approval of a site development plan for subdivision on approximately 26 acres of property located on the north side of Ellison Drive across from Cibola High School. The south side of the property fronts Ellison Drive, while the balance of the property is encircled on its remaining sides by Cibola Loop. Last fall the EPC approved a request for a police substation on the NE corner of Ellison Drive and East Cibola Loop, directly adjacent to the site. That facility is currently under construction.

The existing zoning for the entire property is SU-1 for R-2 Uses. For approximately the western one-half of the site (14 acres) we are also requesting an amendment to the city's Official Zone Map and an amendment to the Seven Bar Sector Development Plan. The objective of the change is to allow for Senior Housing with Limited Medical Facilities (assisted living and similar elderly care), along with a smaller adjoining area of SU-1 for C-1 permissive uses at the SW corner of the site. Being all zoned SU-1; the request is accompanied by a site development plan for subdivision that will establish minimum design requirements for subsequent building construction that are to be followed by all end-users within the 26-acre site. The request covers two existing parcels of vacant land that are currently separated by a NW-SE trending property line across the site. The new site plan for subdivision proposes creation of a third parcel for the C-1 uses.

The requested zone change for the western half of the site is as follows:

Tract A (11 acres): SU-1 for Senior Housing with Limited Medical Facilities; and
Tract B (2.9 acres): SU-1 for C-1 Permissive Uses, including drive-up service window

Zoning on the eastern half of the site is to remain unchanged:

Tract C (12.5 acres): SU-1 for R-2 Uses

I will be contacting you in the near future to set up a meeting to begin discussions on the request. Please contact me before that occurs, if necessary.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


John M. MacKenzie, PE
President

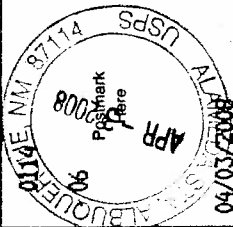
JMM/la

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To
Street, Apt. No.,
or PO Box No. 10756 Galaxia Park Dr. NW
City, State, ZIP+4
Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

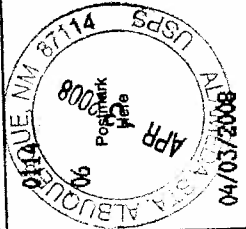
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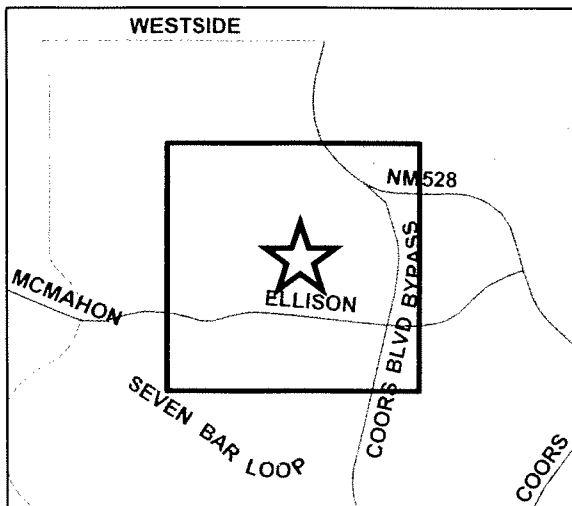
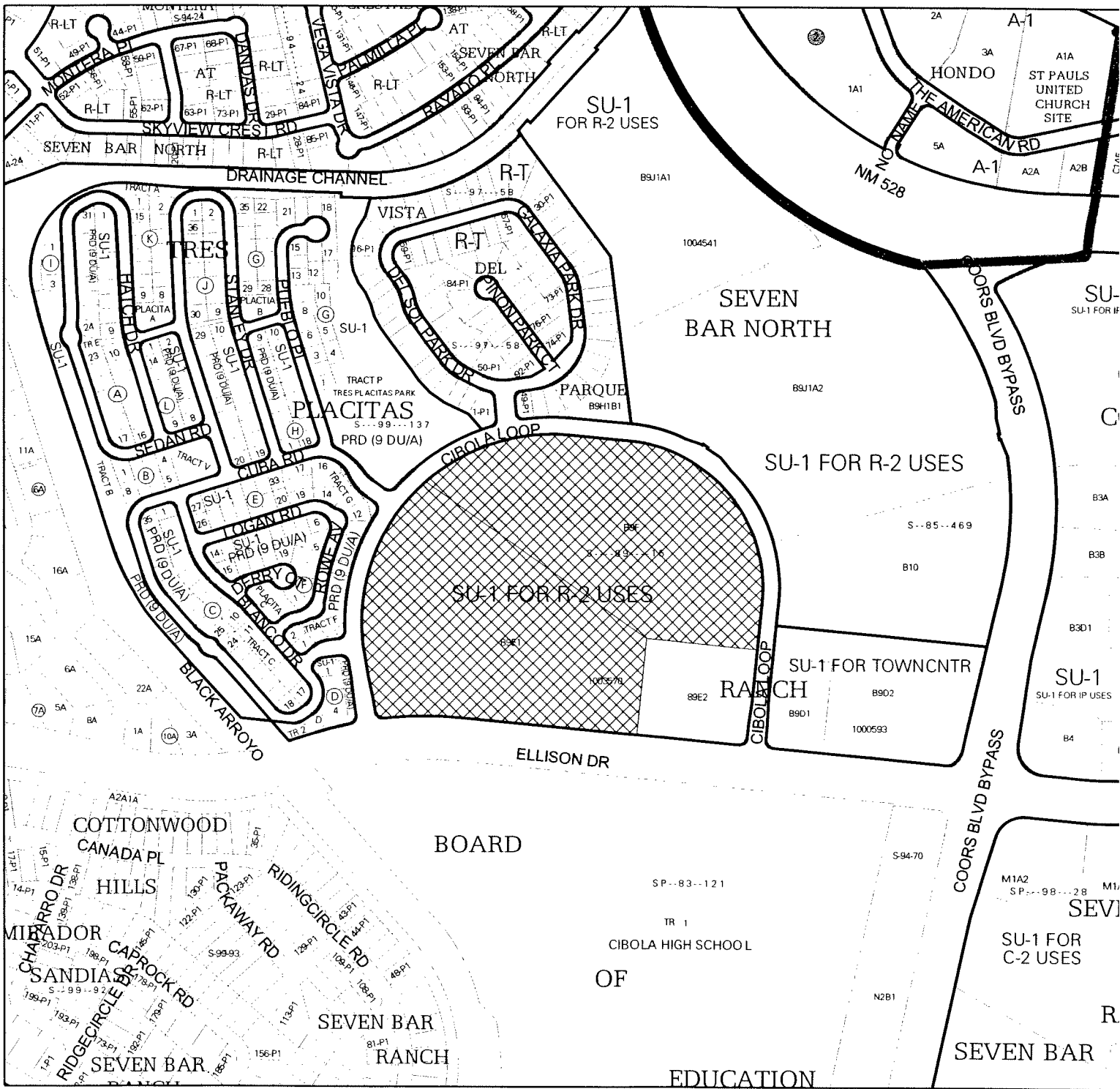
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To
Street, Apt. No.,
or PO Box No. 10519 Galaxia Drive NW
City, State, ZIP+4
Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 0520 0000 2344



ZONING MAP

Note: Grey shading indicates County.

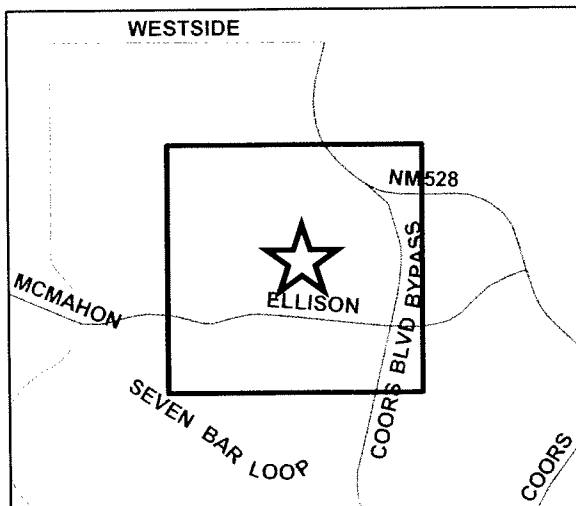
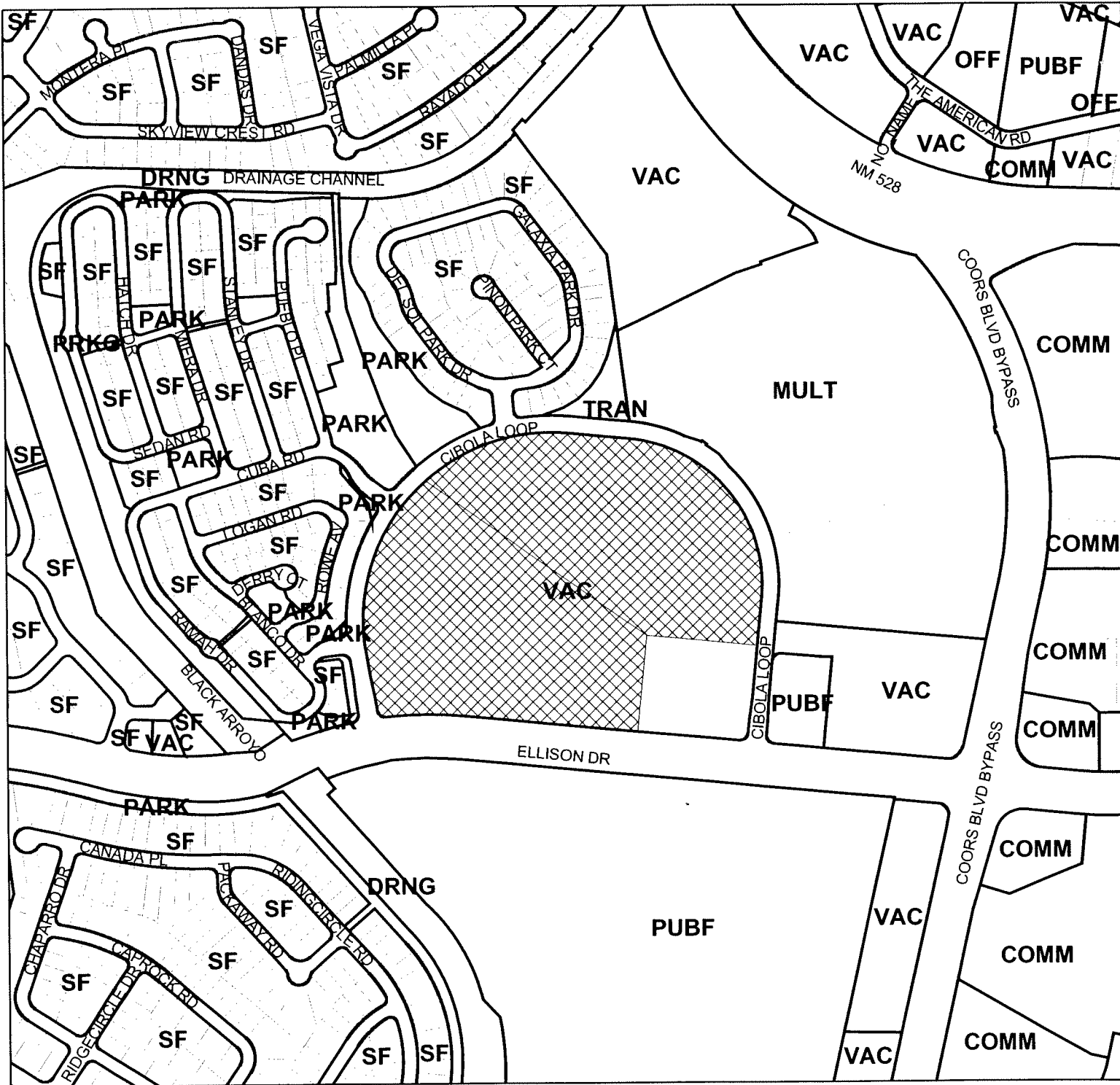


1 inch equals 500 feet
Project Number:
1003570

Hearing Date:
May 15, 2008

Zone Map Page:
A-13

Additional Case Numbers:
08EPC-40036
08EPC-40037
08EPC-40038



LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage



1 inch equals 500 feet

Project Number:

1003570

Hearing Date:

May 15, 2008

Zone Map Page:

A-13

Additional Case Numbers:

08EPC-40036

08EPC-40037

08EPC-40038

